

BOARD OF APPEAL REFERRALS

March 3, 1983

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MEMORANDUM

March 3, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/22/83

Z-6009
Antonio Addonizio
72 Waverly Street, Brighton
near Western Avenue

Vacant land

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect two-story structure - equipment garage and contractor's office.

Violation(s):
Section

Office and garage for storage of contractor's equipment are a forbidden use.

Side and rear yards are insufficient.

Uses are consistent with this predominantly industrial area. Only abutter response supports petition. Recommend approval with proviso.

VOTED: In reference to petition Z-6009, Antonio Addonizio, 72 Waverly Street, Brighton, for a forbidden use and two variances to erect a two-story contractor's office and equipment garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-6009

72 WAVERLY ST.
(BRI.)

Board of Appeal Referrals 3/3/83

Hearing: 3/3/83

Z-6033

Theresa and John Cotta
29 Adams Street, Dorchester
at East Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from one- to four-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Condition existing at time of purchase. Abutters have no opposition.
Recommend approval.

VOTED: In reference to petition Z-6033, Theresa and John Cotta, 29 Adams Street, Dorchester, for a forbidden use and two variances for change of occupancy from one- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Condition existing at time of purchase; consistent with other properties in the area.



Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6045
Frederick G. Cuqua
134 Whitford Street, Roslindale
near Poplar Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 _____ manufacturing _____

Purpose: change occupancy from one-family dwelling to one-family dwelling
and beauty parlor; erect one-story addition.

Violation(s):

Beauty parlor is forbidden use.

Side yard is insufficient.

Addition to be used for family room. Abutters have no objection to
beauty parlor. Recommend approval with provisos.

VOTED: In reference to petition Z-6045, Frederick G. Cuqua,
134 Whitford Street, Roslindale, for a forbidden use
and variance for change of occupancy from one-family
dwelling to one-family dwelling and beauty parlor
and erect a one-story addition in a single-family
(S-.5) district, the Boston Redevelopment Authority
recommends approval with following provisos: that
addition be used for family purposes only; that
beauty parlor service be conducted by appointment
only - Monday through Saturday; that signage be
limited to one located inside window and exhibited
during business hours only; that off-street parking
be provided for patrons; that use extend to appel-
lant only and expire upon sale, lease, or other
disposition of property.



Z-6045

134 WHITFORD ST.

(ROSS)

STREET

CANTERBURY

GREW

PLAY

POPLAR

PROPOSED

HEATCO

STREET

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Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6056

Leon P. J. Drysdale
2038 Dorchester Avenue, Dorchester
near Van Winkle Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one-story addition to one-family dwelling and office.

Violation(s):

In variance with former decision of Board of Appeal.

Previous petition approved by Authority created first-floor office.
Proposal will provide side entrance-vestibule. Recommend approval.

VOTED: In reference to petition Z-6056, Leon P. J. Drysdale, 2038 Dorchester Avenue, Dorchester, for a variance to erect a one-story addition to a one-family dwelling and office structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposed side entrance-vestibule for first-floor office will not have an adverse impact.



Z-6056
2038 DORCHESTER AVE
(DOR.)

Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6073
John Rosatto
68 St. Andrew Road, East Boston
near St. Edward Road

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: enclose rear porches; legalize occupancy - three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, lot width, lot front frontage; open space, and rear yard are insufficient.

Floor area ratio and height of building are excessive.

Enclosure of rear porches will provide additional kitchen space. Occupancy existing and consistent with other properties on street. Abutters support proposal. Recommend approval.

VOTED: In reference to petition Z-6073, John Rosatto, 68 St. Andrew Road, East Boston, for a forbidden use and eight variances to enclose porches and legalize occupancy for three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Enclosure of rear porches will provide additional kitchen space. Occupancy existing and consistent with other properties on street.



Z-6073
68 ST ANDREW RD.
(E.B.)

Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6075-6076

Keystone Centrose / Travelers Rental Co., Inc.
99 and 55-59 High Street, Boston
between Federal and Congress Streets

32-story structure (99); vacant land (55-59)

District(s):	apartment_____	general business B-10_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from offices, bank, and stores to offices, bank, stores, and car rental office; use premises for parking of rental cars.

Violation(s):

Rental agency is conditional use.

Parking of rental vehicles is conditional use.

Small rental office will be located on first floor of the Keystone tower building. Vacant lot will accommodate 22 cars. Recommend approval with proviso.

VOTED: In reference to petitions Z-6075-6076, Keystone Centrose, 99 and 55-59 High Street, Boston, for two conditional uses for change of occupancy from offices, bank, and stores to offices, bank, stores, and rental office and use premises for parking of rental cars in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided that plans, including signage, are submitted to the Authority for design review.

Z- 6075-76
998 55-59 HIGH ST.
(B.P.)



Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6077
Urban Edge, Inc.
5 Mendell Way, Jamaica Plain
near Dalrymple Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: legalize occupancy - two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

No record of legal occupancy. Two-family dwelling has existed since 1946 and is consistent with residential neighborhood. Owner is non-profit organization which buys dilapidated housing and renovates and sells it with emphasis on neighborhood preservation, general upgrading of neighborhoods, and prevention of resident displacement. Recommend approval.

VOTED: In reference to petition Z-6077, Urban Edge, Inc., 5 Mendell Way, Jamaica Plain, for a forbidden use and variance to legalize occupancy for two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy existing. Rehabilitation will enhance property and neighborhood.



2-6077
5 MENDELL WAY
(J. P.)

Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6082

Mary A. Gray

117 Devon Street, Dorchester
near Laredo Street

Three-story structure

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

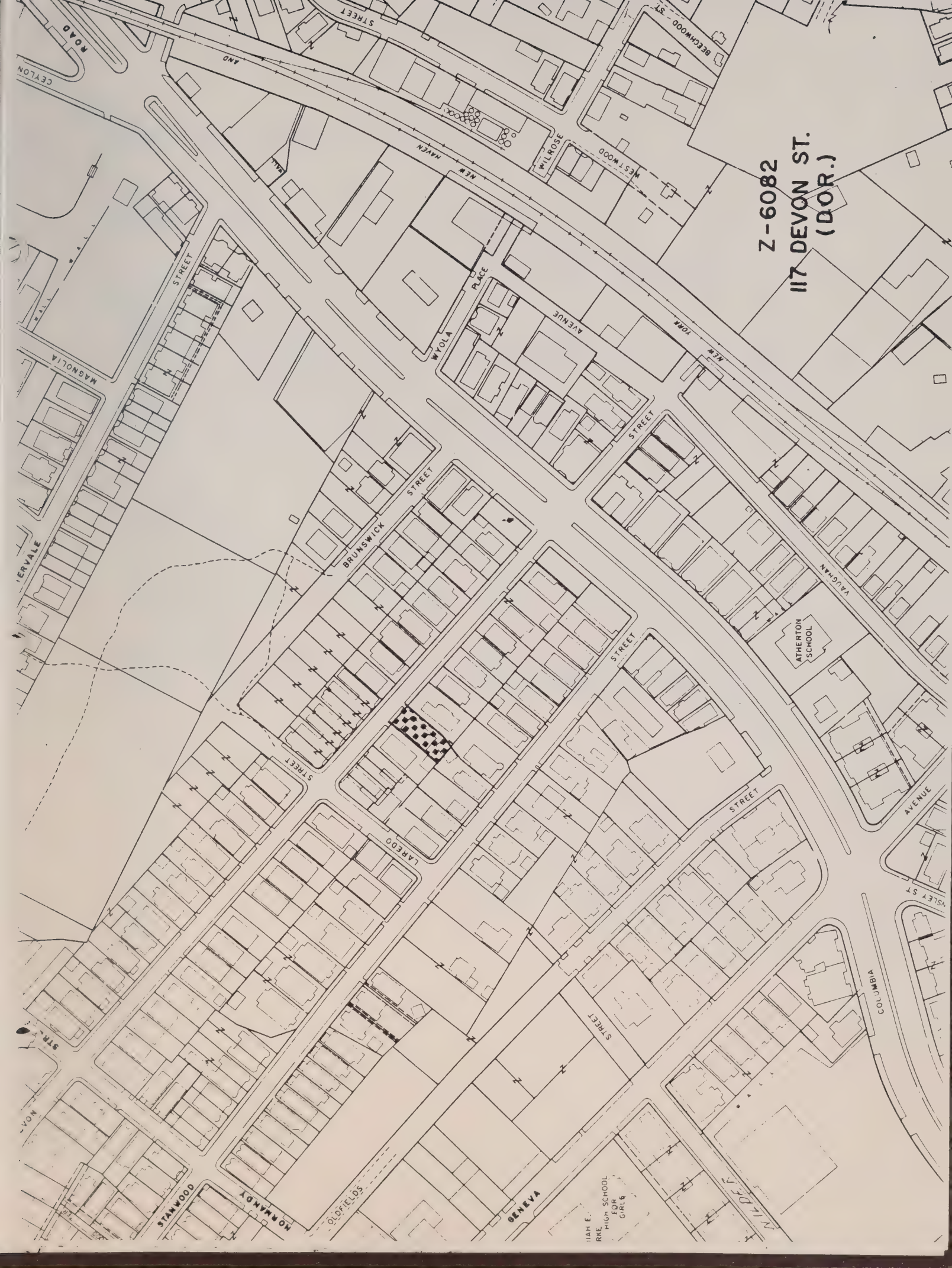
Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Petition will legalize a condition existing over 25 years. Dwelling is owner-occupied. Recommend approval.

VOTED: In reference to petition Z-6082, Mary A. Gray, 117 Devon Street, Dorchester, for a forbidden use and a variance for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Petition will legalize a condition existing over 25 years.

Z-6082
117 DEVON ST.
(DOR.)



Board of Appeal Referrals 3/3/83

Hearing: 3/8/83

Z-6084
Texaco U.S.A.
525 Huntington Avenue, Boston
at Louis Prang Street

Gas service station

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: demolish existing structure; erect self-service car wash and
three pump islands for self-service gas station.

Violation(s):

Car wash is conditional use.

Change in conditional use.

Petitioner has met with community representatives and addressed their
concerns. FenPAC supports proposal. Recommend approval with proviso.

VOTED: In reference to petition Z-6084, Texaco U.S.A.,
525 Huntington Avenue, Boston, for two condi-
tional uses to erect self-service car wash and
pump islands in a general business (B-1) dis-
trict, the Boston Redevelopment Authority
recommends approval provided plans are sub-
mitted to the Authority for design review.



Board of Appeal Referrals 3/3/83

Hearing: 3/8/83

Z-6086

Carmine Polcaro

35 Ashley Street, East Boston
near Breed Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: legalize occupancy - two-family dwelling.

Violation(s):

Dwelling converted for more families is conditional use.

Lot area is insufficient.

Two-family occupancy, which has existed for many years, is consistent with residential neighborhood character. Abutter has no objections.
Recommend approval.

VOTED: In reference to petition Z-6086, Carmine Polcaro, 35 Ashley Street, East Boston, for a conditional use and a variance to legalize occupancy for two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing occupancy of many years is consistent with neighborhood residential character.



LAYGROUND

SARATOGA
BENNINGTON

STREET

STREET

FORD

STREET

STREET

WHITBY

STREET

PARKING

SCHOOL

PARKING

ST. LAZARUS
R.C. CHURCH

WALL

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SARATOGA

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Board of Appeal Referrals 3/3/83

Hearing: 3/8/83

Z-6089

Aisling Realty Trust - John Finn, Trustee
534-536 Columbus Avenue, Boston
at Worcester Street

Five-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-2 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from nine apartments and restaurant to
twenty apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Building has been abandoned for some time, and its renovation and restoration to viable occupancy will alleviate a neighborhood concern. No apparent opposition. Recommend approval with proviso.

VOTED: In reference to petition Z-6089, Aisling Realty Trust, 534-536 Columbus Avenue, Boston, for a forbidden use and a variance for change of occupancy from nine apartments and restaurant to twenty apartments in a local business (L-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

534-36 COLUMBUS AVE.
(B.P.)

534-36 COLUMBUS AVE.
(B.P.)

Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6091

Gabe A. Greene, Jr.

240 Lincoln Street, Allston
at Colerain Street

Approximately 16,400 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one-story office and light manufacturing structure.

Violation(s):

Light manufacturing is forbidden use.

Front yard is insufficient.

In variance with former decision of Board of Appeal.

Metal structure will be used for manufacturing of furniture. Proposal is consistent with commercial uses on Lincoln Street. No opposition.
Recommend approval with proviso.

VOTED: In reference to petition Z-6091, Gabe A. Greene, Jr., 240 Lincoln Street, Allston, for a forbidden use and two variances to erect a one-story metal structure for office and light manufacturing in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-6091
240 LINCOLN ST.
(BRI)

Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6092
Congress Realty Trust
326-330 Congress Street, Boston
near Sleeper Street

Six-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-4</u>

Purpose: change occupancy from warehouse and offices to thirty apartments and retail business.

Violation(s):

Multifamily dwelling is conditional use.

Last August petitioner submitted petition for conversion to ten apartments and offices. Authority recommended that no action be taken until a study of residential conversions in this area be undertaken and completed; Board of Appeal denied without prejudice. Current petition increases number of residential units to thirty. Recommend no action by Board of Appeal.

VOTED: In reference to petition Z-6092, Congress Realty Trust, 326-330 Congress Street, Boston, for a conditional use for change of occupancy from warehouse and offices to thirty apartments and retail business in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends Board of Appeal take no action until Authority completes study of impact of residential conversions in this entire area.

Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6093
Daniel S. Manning and Mary C. Gallagher
2 Fairfax Street, Dorchester
near Carruth Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one-story addition to rear of one-family dwelling.

Violation(s):

Rear yard is insufficient.

Accessory building (existing garage) will occupy more than 25% of rear yard.

Rear addition (10.5' x 17.5') will provide family room. Rear yard of at least 17.5' will remain. Rear yard violation by existing accessory garage will be less than 1%. Recommend approval with proviso.

VOTED: In reference to petition Z-6093, Daniel S. Manning and Mary C. Gallagher, 2 Fairfax Street, Dorchester, for two variances to erect a one-story addition to a one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6095
Oscar DeStefano
253-255 Hanover Street, Boston
near Richmond Street

Five-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect two-story addition to three-unit apartment and restaurant structure.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Addition proposed for southwest side (rear) of building will block first-floor windows of adjacent building. Plan appears to be in error. Recommend denial without prejudice.

VOTED: In reference to petition Z-6095, Oscar DeStefano, 253-255 Hanover Street, Boston, for two variances to erect a two-story addition to a three-unit apartment and restaurant structure in a general business (B-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Addition proposed for southwest side (rear) of building will block first-floor windows of adjacent building. Plan appears to be in error.



253-255 HANOVER ST.
(B.P.)

Z-6095

Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6099-6100

Barbara Murphy, Trustee

7 and 12 Elkins Street, South Boston
near Summer Street

Four- and one-story structures

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront W-2
single family _____ manufacturing _____

Purpose: subdivide; change occupancy from warehouse to warehouse and parking lot.

Violation(s):

Floor area ratio is excessive.

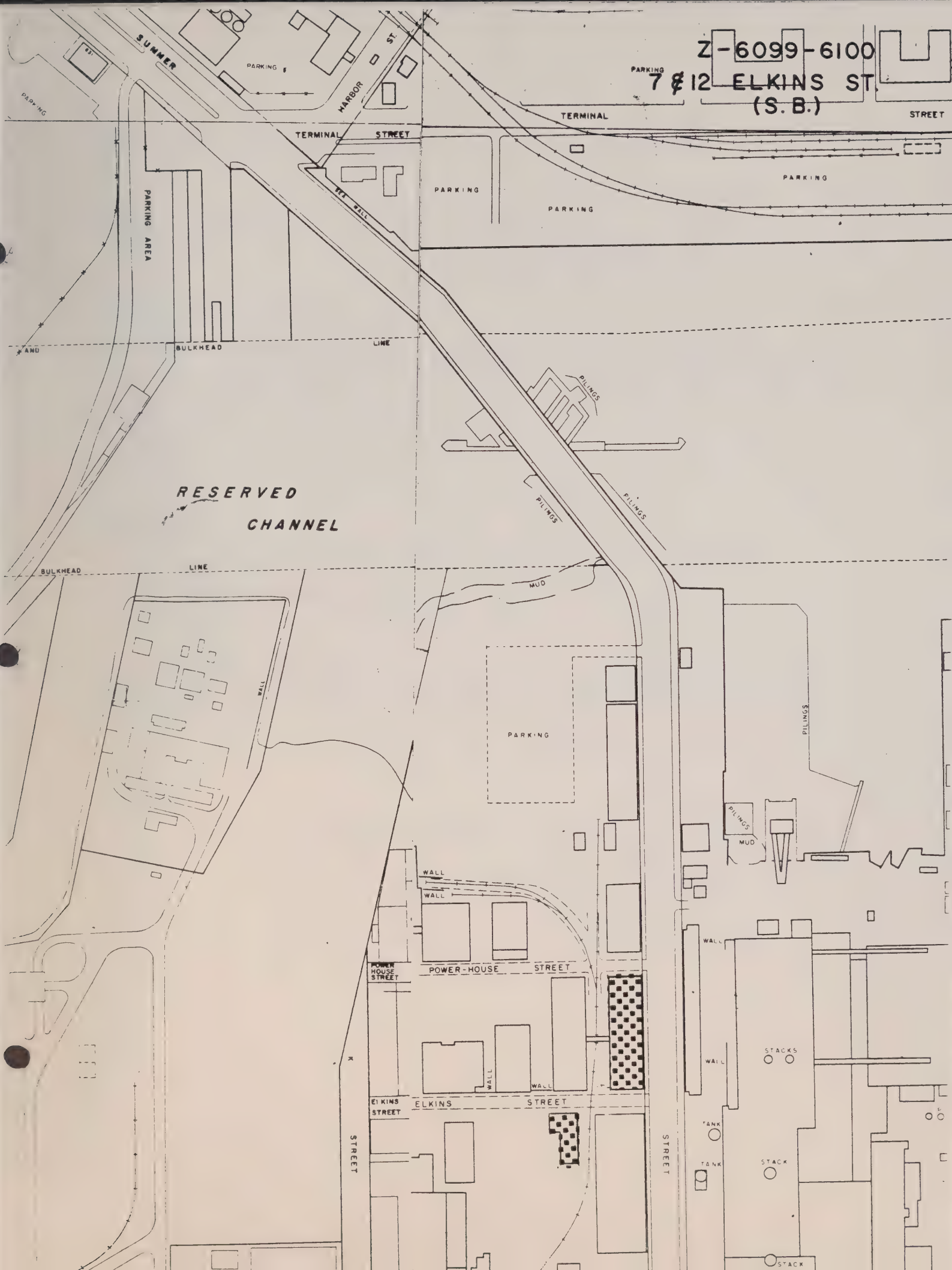
Parking lot is conditional use.

Subdivision of #7 will allow sale of industrial building to Stevens-Arnold, Inc., tenant of many years. Lease of warehouse and parking lot for 87 cars will be accommodated by subdivision of #12.

VOTED: In reference to petitions Z-6099-6100, Barbara Murphy, Trustee, 7 and 12 Elkins Street, South Boston, for a conditional use and a variance to subdivide and change occupancy from warehouse to warehouse and parking lot in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval. Subdivision will allow sale of #7 to tenant of many years and lease of warehouse and parking lot (87 cars) at #12.

Z-6099-6100

7 & 12 ELKINS ST.
(S.B.)



Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6101-6102

Urban Edge Development Trust

12-14 and 18-20 Dixwell Street, Jamaica Plain
near Columbus Avenue

Two three-story structures

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: subdivide duplex structures

Violation(s):

Lot area, open space, and off-street parking are insufficient.

Floor area ratio is excessive.

Subdivision will allow petitioner to obtain mortgage financing. Substantial renovation will restore deteriorated properties. No response from abutters.
Recommend approval.

VOTED: In reference to petitions Z-6101-6102; Urban Edge Development Trust, 12-14 and 18-20 Dixwell Street, Jamaica Plain, for five variances to subdivide two duplex structures in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Subdivision will allow petitioner to obtain mortgage financing. Renovation will restore deteriorated properties.

12-14-18-20 DIXWELL ST.
(J.P.)

Z-6101-8102



Board of Appeal Referrals 3/3/83

Hearing: 3/8/83

Z-6103

Public Facilities Department, City of Boston
35 Nonantum Street, Brighton
at Oak Square

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from school to ten apartments (condominium units).

Violation(s):

Multifamily dwelling is forbidden use.

Parking not allowed in front yard.

Height of building is excessive.

Lot area and lot width are insufficient.

Petitioner has designated Oak Square Associates (Allston-Brighton CDC and Architectural Conservation Trust) as developer of the Oak Square school, a historic landmark. A neighborhood petition containing 400 signatures of Brighton residents endorses proposal. Recommend approval.

VOTED: In reference to petition Z-6103, Public Facilities Department, 35 Nonantum Street, Brighton, for a forbidden use and four variances for change of occupancy from school to ten apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal will tend to stabilize neighborhood and preserve a historic landmark.



35 NONANTUM ST.
(BRK)
Z-6103

Board of Appeal Referrals 3/3/83

Hearing: 3/22/83

Z-6111

School Committee, City of Boston
15 Everett Street, Hyde Park
at Harvard Avenue

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from public school to private vocational school.

Violation(s):

Vocational school is forbidden use.

Petitioner has leased the unused portion of the William Barton Rogers School to the Hyde Park Development Company for the establishment of the Hyde Park Polytechnic Institute, which will house educational and training programs designed to meet the needs of local industry and offer courses in office systems management and computerized modes of manufacturing. Project has community support. Recommend approval.

VOTED: In reference to petition Z-6111, School Committee, City of Boston, 15 Everett Street, Hyde Park, for a forbidden use for change of occupancy from public school to private vocational school in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Adult training and retraining in unused portion of Rogers School will benefit community.



Z-611.1
15 EVERETT ST.
(H. P.)

